

ORDINANCE NUMBER: 2010- 40

Public Records of
St. Johns County, FL
Clerk # 2010049183,
O.R. 3361 PG 1810-1822
10/05/2010 at 03:59 PM,
REC. \$53.00 SUR. \$59.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM SINGLE FAMILY RESIDENTIAL (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD) PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated July 22, 2008 in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2008-09 Ponte Vedra Lakes Office Park South**, as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Services Department, recommendation of the Ponte Vedra Zoning and Adjustment Board, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential C (Coastal).
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and Section VIII.E.2 of the Ponte Vedra Zoning Regulations in regards to complying with the provisions of the overlay district.
5. The PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities and Section VIII.E.2 of the Ponte Vedra Zoning Regulations in regards to complying with the provisions of the overlay district.
6. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as

may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code and Section VIII.E.2 of the Ponte Vedra Zoning Regulations in regards to complying with the provisions of the overlay district..

7. The PUD would not adversely affect the orderly development of St. Johns County.

SECTION 2. Pursuant to this application File Number PUD 2008-09 Ponte Vedra Lakes Office Park South, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code and/or Ponte Vedra Zoning Regulations as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code and/or Ponte Vedra Zoning Regulations; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code and/or Ponte Vedra Zoning Regulation ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 7th DAY OF September 2010.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Ron Sanchez
Ron Sanchez, Chair

Rendition Date: September 8, 2010

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wannet King
Deputy Clerk

Effective Date: September 13, 2010



Exhibit A

Legal Description Ponte Vedra Lakes Office Park South PUD

TAX I.D. NUMBERS 051165-0000 & 051160-0000

PART OF GOVERNMENT LOT 9, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 49, DE LEON SHORES – UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°26'00" WEST, 184.40 FEET, ALONG THE EAST LINE OF SAID LOT 49; THENCE NORTH 89°58'57" EAST, 333.39 FEET, TO THE WEST LINE OF STATE ROAD A-1-A (A 188.0 FOOT RIGHT-OF-WAY), BEING IN A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 2,952.93 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE WEST LINE OF SAID STATE ROAD A-1-A, THROUGH A CENTRAL ANGLE OF 03°35'23", AN ARC DISTANCE OF 185.01 FEET (CHORD BEARING AND DISTANCE OF SOUTH 04°44'52" EAST, 184.98 FEET), TO THE SOUTH LINE OF SAID LINE OF SAID GOVERNMENT LOT 9; THENCE NORTH 89°58'57" WEST, 344.10 FEET, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 9, TO THE POINT OF BEGINNING.

MASTER DEVELOPMENT PLAN TEXT

A. Project Description

This project is an infill office park that does not require additional development rights. The Ponte Vedra Lakes Office Park South PUD meets or exceeds the most restrictive requirements of the Ponte Vedra Zoning District Regulations. The Master Development Plan Map illustrates the generalized layout of the site.

A PUD zoning classification was selected by the owner/developer to portray a single, unified development plan that is cohesive in its architectural design, landscaping, and site planning. This PUD shall provide additional controls and development review that avoids piecemeal development and promotes good planning practices. In addition to the positive aesthetic benefits of the project, the residents of St. Johns County will also benefit by new long-term employment opportunities generated by the PUD and the additional services that the new neighborhood office park will provide to area residents. Finally, the proposed land use is more appropriate than residential dwellings which is what is also permitted. The site is well south of the J. Turner Butler Boulevard interchange and there exists a deceleration turn lane along S.R. A1A. The site is border to the south by a Gate gas station and convenience store.

It is the intent to develop this project following the prescribed methods of the Florida Green Development Designation Standard, Version 5.0 Reference Guide by the Florida Green Building Coalition, Inc. Qualification and completion of an application for a Florida Green Development Designation remains at the sole discretion of the developer.

The project is not located within the PV Lakes PSD.

B. Total Acreage

The Subject Property includes all of the land area described in the Legal Description, Exhibit A. The total land area is approximately 1.43 acres.

C. Total Wetland Acreage

There are no wetland acres present on the Subject Property.

D. Development Area

The total site and development area is 1.43 acres and there are no wetlands or wetland impacts. The Subject Property shall be developed with the following land uses:

<i>SITE DATA</i>	
TOTAL SITE	62,265 SF ~ 1.43 AC
PROPOSED BUILDING (FOOTPRINT)	12,000 SF
PROPOSED PAVEMENT/S'WALKS	31,462 SF
TOTAL IMPERVIOUS	39,282 SF
TOTAL PERVIOUS	22,983 SF
OPEN SPACE	18,803 SF
% OPEN SPACE	30.2%
% BUILDING COVERAGE	19.2%
% IMPERVIOUS AREA	63.1%
FLOOR AREA	12,000 SF
FLOOR AREA RATION (FAR)	19.2%
PARCEL NUMBER (S)	054790 0000 051165 0000 051160 0000
911 ADDRESS	A1A
FLOOD ZONE	X
FEMA PANEL NUMBER	12109 C 0082H

E. Residential Development

None.

F. Non-Residential Development

The planned non-residential development is as follows:

<i>Land Use</i>	<i>Area</i>
<i>Office Building with drive-through bank (2 story)</i>	<i>12,000 sf</i>
<i>Office Building (1 story)</i>	<i>5,000 sf</i>
<i>Total</i>	<i>17,000 sf</i>

- Both Office Buildings are allowed to be used for all uses within the designated land use so long as all applicable land development regulations are met.

G. Site Development Standards

<u>Building setbacks (1 story)</u>		<u>Building setbacks (2 story)</u>	
Front	40 ft.	Front	60 ft.
Side (north)	30 ft.	Side (north)	50 ft.
Side (south)	20 ft.	Side (south)	20 ft.
Rear	30 ft.	Rear	50 ft.

Roof overhangs may intrude into the building setback up to two (2) feet.
 Maximum Building/Structure Height (0-50 ft. from Residential zoning): 1 story
 Maximum Building/Structure Height (51-150 ft. from Residential zoning): 25 ft.
 Maximum Building/Structure Height (>150 ft. from Residential zoning): 35 ft.

Maximum Gross Floor Area: 12,000 sf/ac (17,000 sf max for total project)

- Applying LDC limitation rather than PV Code limitation of 10,000 sq ft GFA as stated in Section T. Waivers below.

Maximum Length of Building: 120 ft.
 Minimum Separation Between Buildings: 20 ft.
 Minimum Separation Between Buildings and Parking: 8 ft. (a minimum of 3ft of which shall include landscaping)

Maximum Impervious Surface: 65%
 (some of the parking spaces and drive aisles will incorporate pavers to provide additional pervious surface in order to meet 65% ISR)

Maximum Floor Area Ratio: 50%

Off-Street Parking Space Dimension: 26 ft (aisle width)
 9 ft x 17.50 ft. (regular spaces)
 8 ft x 17.50 ft (compact spaces)
 12 ft x 17.50 ft (handicap spaces)
 12 ft x 30 ft (singular loading space)
 100 ft (maximum distance of unbroken row of parking without a tree island)

- Applying LDC parking sizes rather than PV Code as stated in Section T. Waivers below.

Up to ten (10) parking spaces and the loading zone, as depicted on the MDP Map may directly access the interior drive connecting to SR A1A.

Required Parking Spaces

Medical/Dental Office: 1 per 200 GFA
 Professional/Business Office: 1 per 300 GFA
 Bank: 1 per 300 GFA

The above specifications are illustrative and all parking shall adhere to the specifications found in Section IX.C of the Ponte Vedra Zoning Regulations. Sidewalks are to be six (6) feet wide adjacent to parking spaces wherever wheelstops are not utilized.

The Occupancy and Use of Medical Care requires additional accessible parking spaces complying with Section 11-4.1.2(5)(d) and Section 11-4.6 of the Florida Accessibility Code for Building Construction (FACBC).

Signage

All signage shall be in compliance with the Ponte Vedra Zoning Regulations.

Lighting

All lighting shall comply with LDC Section 5.03.06.H.6.

H. Infrastructure

The stormwater management system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. Porous pavement, bulkheaded retention, and vault retention may be allowed in the PUD. Underground stormwater retention is envisioned for the site.

All development within the PUD will be served by central water and sewer system provided by St. Johns County Utility Department.

All construction including roadway, drainage, and utility systems shall comply with the requirements of St. Johns County Land Development Code.

Fire protection will be installed in accordance with Land Development Code Section 6.03.

Access to the project shall be from a single right in and right out ingress/egress point to S.R. A1A with the specific design of this off-site improvement to be subject to approval by the County Engineer during the construction plan approval process and permitting through the Florida Department of Transportation. This point shall offer two lanes with an optional landscape planter in between. The primary access will be obtained through a Site Access and Hold Harmless Agreement between the Developer and St. Johns County allowing the Developer to cross the County's right of way in order to access State Road A1A.

Interconnectivity shall be accomplished by internal roadways. Pedestrian access (internal sidewalks) from S.R. A1A is provided. A possible future connection point to the southern commercial property is included on the MDP Map. If such a connection is made, it shall contain sidewalks. Connection to the west is not possible as there exists a 20-foot open ditch utilized for stormwater management by the DeLeon Shores residential subdivision.

Solid waste storage areas must be in compliance with Land Development Code Section 6.06.04.C.8.

A minimum of five percent (5%) of the site will be conserved as upland natural vegetation.

I. Water and Sewer Use

The project shall require a maximum of 0.003 million gallons per day (MGD) of potable water and a maximum of 0.002 MGD of non-potable water for a total maximum demand of 0.005 MGD. Temporary septic or holding tanks may be used to provide sewer service to construction and marketing trailers until central sewer lines are installed. These temporary tanks shall be limited to five hundred (500) gallons per day.

J. Soils

The Subject Property contains Myakka Fine Sand (Map Symbol 3), a soil type with a medium potential for community development, as depicted in the Soils Map attached to the PUD

K. Land Use Classification

The Florida Land Use Cover Forms Classification System (FLUCFCS) designations for the Subject Property are depicted on a FLUCCS Map attached to the PUD

*The on-site cover-type consists of a canopy of slash pine (*Pinus elliottii*), longleaf pine (*P. palustris*), and pond pine (*P. serotina*), with lesser components of southern magnolia (*Magnolia grandiflora*), red cedar (*Juniperus virginiana*), and myrtle oak (*Quercus myrtifolia*). The subcanopy consists of saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), rusty lyonia (*Lyonia ferruginea*), and winged sumac (*Rhus copallinum*). The ground cover is relatively sparse, consisting of bracken fern (*Pteridium aquilinum*), huckleberry (*Gaylussacia spp.*) and wild grape (*Vitis spp.*).*

L. Significant Natural Communities

There are no types of any Significant Natural Communities Habitat as defined by the St. Johns County Land Development Code within the boundaries of the Ponte Vedra Lakes Office Park South PUD. No state or federally listed species or habitat were observed during a November 3, 2004 site reconnaissance. The relatively small site is surrounded by development and offers little potential for listed species occupation. A copy of the letter from the scientist who conducted the site reconnaissance is included with this Master Development Plan.

M. Historic Resources

The Subject Property is located in a high probability area on the Final Archaeological Predictive Model Map. Florida Archaeological Services, Inc. conducted a reconnaissance survey of the Subject Property December 7, 2004 and did not discover any archaeological sites and does not recommend an intensive Phase I survey be done. During Florida's prehistoric past, this parcel was probably too wet to sustain any type of aboriginal occupation.

N. Buffering

As depicted on the MDP Map, the site provides for 28.8% open space.

An eight (8) foot wall shall be placed between the PUD and adjacent Residential zoned land as depicted on the MDP Map. Natural or landscaped buffer shall be placed along the PUD boundary as follows:

<i>AIA (East side)</i>	<i>20 ft.</i>
<i>North side</i>	<i>10 ft.</i>

Rear (West side) 10 ft.
South side 10 ft.

Underground stormwater retention shall be permitted within the AIA (eastside) buffer so long as natural surface is maintained above the underground stormwater retention. The specifics of the design as well as proof that the natural surface will be maintained or restored must be demonstrated by the Applicant at the time of construction plan approval.

The development will conform to all landscaping and tree requirements within the LDC or PVZDR, as may be applicable, effective at time of permitting.

O. Special Districts

PUD is located within the Ponte Vedra Overlay District and shall comply with said overlay requirements.

P. Temporary Uses

Temporary uses (including but not limited to construction trailers, sales offices, etc.) shall be allowed to be placed on-site and moved throughout the Subject Property. Construction trailers and storage areas related to construction of the project will be necessary for the development of the project. The trailers and storage areas may be located within the area and shall be removed from the site within one (1) month after completion of individual site construction. Temporary construction trailers shall be removed prior to issuance of final certificate of occupancy for each stage of development. The Developer or their assigns may install a sales office within the Subject Property upon approval of the PUD. The Developer may install construction trailers upon submittal of construction/clearing plans to the County. Construction trailers must be removed within thirty (30) days after the completion of construction. "Completion of construction" shall mean the issuance of the final certificate of occupancy.

The dirt removed from the stormwater ponds or wetland creation areas may be used on-site, anywhere within the boundaries of the PUD. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit.

Q. Accessory Uses

Accessory uses shall be in accordance with the Ponte Vedra Zoning Regulations.

R. Phasing Schedule

The project will be developed in a single five-year phase. Construction will be commenced within five (5) years of the effective date of the PUD rezoning. Commencement of construction shall be deemed to be approval of final construction plans of horizontal improvements. Completion is defined as the final as-built approval.

A PUD Progress Report shall be submitted to the Planning Division of the Growth Management Services Department at buildout. The PUD Progress Report shall provide the following:

- 1) *The total square footage of completed non-residential development with a percentage of each type of land use proposed;*
- 2) *The total amount of open space, and recreation areas provided; and*
- 3) *The total amount of residential and non-residential development that received a Certificate of Concurrency, pursuant to Article XI of the Land Development Code and a list of improvements or schedule of improvements in order to meet the concurrency requirements.*

Upon commencing horizontal and/or vertical construction under any phase herein, if the construction activity lapses for any period in excess of six (6) months, the owner is obligated to ensure that any completed or partially completed structures are secured, and that all areas that have been cleared shall be re-vegetated and secured to prevent the migration of dust/dirt/debris/etc, and to ensure that the site as a whole (including any building materials thereon) is secured for safety purposes. This requirement shall not supersede or replace any other unsafe building regulation or Land Development Code provision. In the case of conflict, the more restrictive provision shall apply.

S. *Impact on St. Johns County*

The project can bring a wide array of benefits for County residents, businesses, and public entities. PUD residents shall possess substantial resources to buy goods and services from local companies. The residents' diverse knowledge and experience can contribute heavily to St. Johns County civic programs and activities and broaden its cultural base. Although these residents offer a lot to the community at-large, they demand very little in return. For example, they shall help finance education by expanding the local tax base, yet typically they do not have children in school. They will place a significantly less strain on County facilities and services because their streets shall be built and maintained privately. Their trash removal is privately contracted by the Developer and subsequently the POA. They have low impact on roadways as they tend to travel during off-peak hours, generating about 48% as much traffic as residents of traditional neighborhoods.

There is adequate capacity to serve this project including water, sewer, and roadways. Ponte Vedra Lakes Office Park South has been designed as a master planned office complex that includes preserved natural areas, porous paving material, attractive landscaping and architecture, and an interconnected traffic circulation system.

The proposed development is at a size and scale compatible with the surrounding area and will not cause adverse impacts to surrounding property or the natural environment.

There is a deficiency of other available lands designated Commercial and available for development to accommodate the proposed Commercial use and a need exists for this proposed Commercial development, based on the size, scale and population of the area being served.

The proposed development promotes compact commercial centers and is not a strip commercial development.

The neighboring gas and convenience store chain has locations that are coupled with banks, which has proven the need and success for a bank to be coupled with such a use.

However, this location does not have a companion bank facility and the project's proposed bank will serve that demand, need, and convenience.

T. Waivers

The Applicant requests relief from the following sections of the St. Johns County Land Development Code:

Section VIII.Q.5.a.(10), Ponte Vedra Zoning District Regulations, allowing maximum of ten thousand (10,000) square feet per acre Gross Floor Area (GFA). A waiver is requested to apply the twelve thousand (12,000) square feet per acre Gross Floor Area (GFA) limitation specified in the Land Development Code so as to permit the site to be developed similar to other professional office developments in Ponte Vedra Beach. Importantly, the Comprehensive Plan would permit up to 12,000 sq. ft. GFA and the difference in GFA is somewhat negated by the lack of specificity in measurement (whether the measurement is based on an interior measurement, exterior measurement, or something else) and the square footage yielded from measuring net usable versus gross square footage. Additionally, this waiver would be further minimized if Section VIII.R.2. of the Ponte Vedra Zoning District Regulations was applicable and forty percent (40%) of the adjoining access property could be calculated as part of the density but, because that property is not subject to an easement (but will be subject to an indemnity access agreement) it technically cannot be counted..

Further, the plan of development promotes the spirit and intent of the Ponte Vedra Zoning District Regulations by promoting open space and the enhancement of landscaping. In particular, this Application is a unique project that proposes enhancing landscaping on private and public property. The right-of-way directly adjacent to the north of the property will be greatly enhanced with landscaping as part of the development approval. The County's right-of-way will also be enhanced by the construction of a wall to separate the right-of-way from the neighboring residential. This beautification commitment by the Applicant will improve the appearance of the area and promote the spirit and intent of the Code. The effort also further enhances the County's buffers.

Section IX.B.5. and 6, Ponte Vedra Zoning District Regulations, specifying deminsions for parking. A Wavier is requested to apply the parking size specifications provided in Land Development Code Section 6.05.00.H. This requests allows the project to have more overall parking spaces while at the same time incorporating the LDC larger drive aisle (26 ft rather than 24 ft), thereby ensuring good traffic flow is maintained for vehicular traffic entering and leaving the site, as well as better ability for drivers to navigate the slightly smaller parking spaces. Again, the minimum parking spaces sizes are those permitted for projects throughout the County and, therefore, there is not degradation of the functionality of the project's parking. This request allows for parking that fits the plan of development but maintains complete functionality and practicality, thereby meeting the spirit and intent of the PVZDR.

Section 6.06.02.G3, of the Land Development Code provides for a thirty (30) foot scenic buffer along A1A. However, there is insufficient room on the site to provide the scenic buffer and scenic buffers have traditionally not been provided in Ponte Vedra along A1A. Since scenic buffers have not been provided in most of Ponte Vedra, including the gas

station immediately to the South of the site, to provide a scenic buffer on this property would be out of keeping with this area of Ponte Vedra.

U. Binder

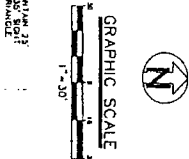
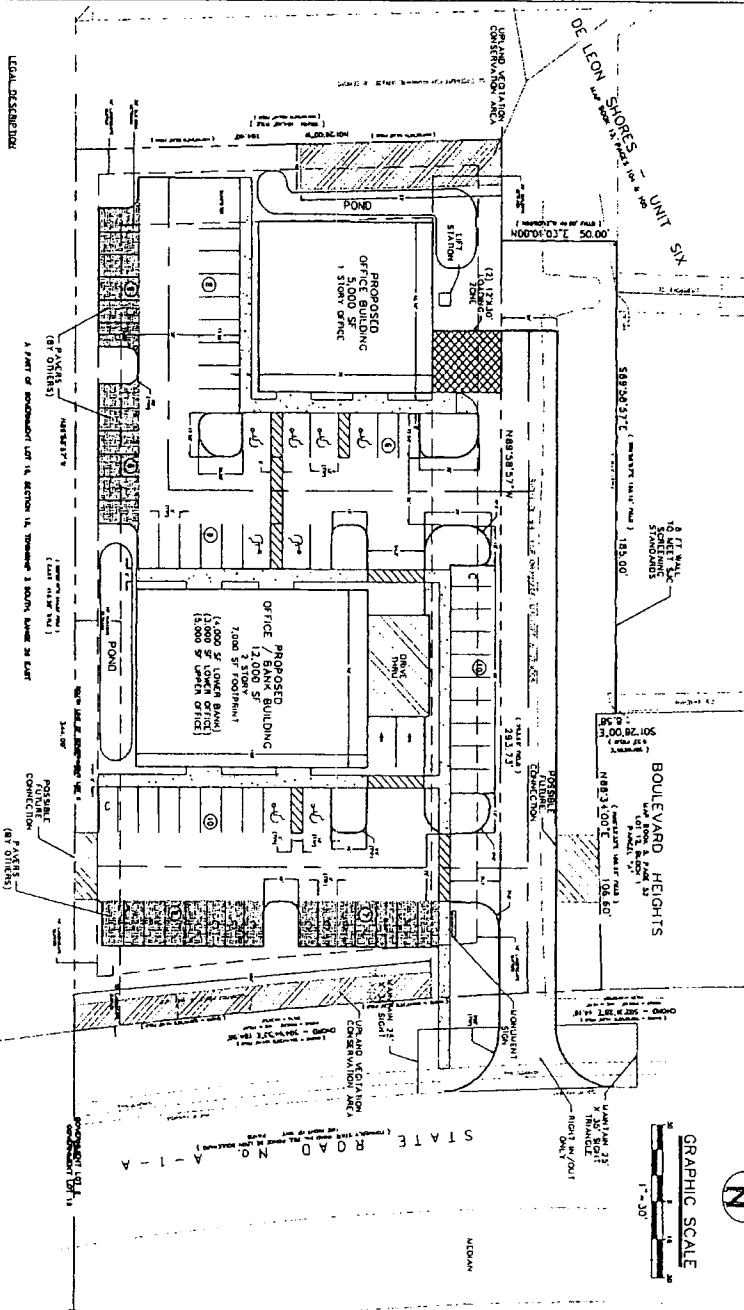
The Owners of Ponte Vedra Lakes Office Park South hereby agree to bind all successors and assigns in title to all terms of the PUD Ordinance. All successors in title and/or assigns shall be bound to proceed with the development in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Board of County Commissioners in the ordinance that approves the Planned Unit Development district.

V. Future Land Use Map Designation

There is a single FLUM designation on the Subject Property, Residential Density C.

LEGAL DESCRIPTION:
 A PART OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:
 1. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.
 2. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY PLANNING BOARD.
 3. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY ENGINEERING BOARD.
 4. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY HEALTH DEPARTMENT.
 5. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY WATER MANAGEMENT DISTRICT.

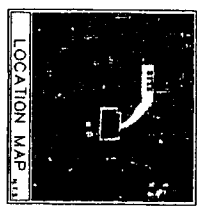
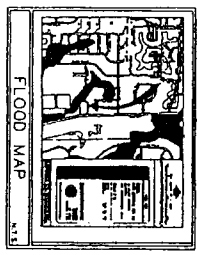


DATE: 09/20/10
APPROVED: [Signature]
ORDERED NUMBER: [Number]

PAVING SCHEDULE:
 1. PAVING SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT.
 2. PAVING SHALL BE COMPLETED WITHIN 180 DAYS OF THE DATE OF THE PERMIT.

GENERAL NOTES:
 1. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS.
 2. THE MASTER DEVELOPMENT PLAN IS SUBJECT TO THE APPROVAL OF THE ST. JOHNS COUNTY PLANNING BOARD.
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NO.	DATE	DESCRIPTION
1	09/20/10	ISSUED FOR PERMIT



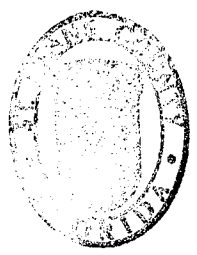
MASTER DEVELOPMENT PLAN
PONTE VEDRA LAKES SOUTH
ST. JOHNS COUNTY, FLORIDA

NO.	DATE	DESCRIPTION



MATTHEWS DESIGN GROUP, INC.
 P.O. BOX 3126, 7 WALDO STREET
 ST. AUGUSTINE, FLORIDA 32084
 PHONE: 904.826.1334
 FAX: 904.826.4547
 INFO@MATTHEWSDESIGN.NET

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF September 2010
CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners
 BY: Wenene King



Handwritten: PWD DS-09

SJC DEVELOPMENT REVIEW
ATTN: RACHEL GARVEY
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L2541-10
C.O.#: PVLAKOFFPK

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
IN ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

before the undersigned authority personally appeared **HEATHER SHUGART**

who on oath says that he/she is an Employee of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement being a **NOTICE OF REZONING**

in the matter of **PUD 2008-09 - PONTE VEDRA LAKES OFFICE PK**

was published in said newspaper on **07/05/2010**

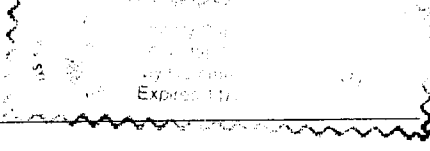
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10th day of July 2010

by Heather Shugart who is personally known to me
or who has produced as identification

Jasette Bradley

(Signature of Notary Public)



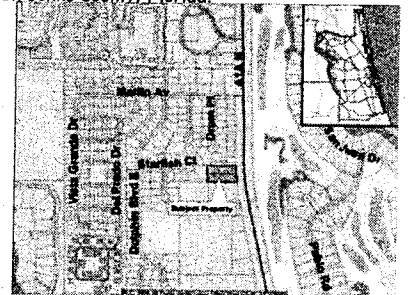
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, July 20, 2010 at 9:00 a.m.** by the Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to issue a decision on

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1-C) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE

The subject property is located on the Westside of ATA, and located within the 200 block of ATA, within St. Johns County, Florida.



This file is maintained in the Planning & Zoning Section of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9am the following day, unless otherwise directed by the Board.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly notified public hearings or to written communication care of St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
RON SANCHEZ, CHAIRMAN
FILE NUMBER: PUD 2008-09 Ponte Vedra Lakes
Office Park South
L2541-10 Jul 5, 2010

Continued from 7/20/10



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

DAWN K. ROBERTS
Interim Secretary of State

September 13, 2010

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated September 10, 2010 and certified copies of Ordinance Nos. 2010-39 and 2010-40, which were filed in this office on September 13, 2010.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

2010 SEP 16 PM 3:25
CLERK OF THE CIRCUIT COURT
ST. JOHNS COUNTY FL

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
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